

FY 06 and FY 07 Report

MONTGOMERY COUNTY'S  
**HOUSING  
INITIATIVE  
FUND**

**A Permanent Source of Funding  
for Affordable Housing and Neighborhoods**









## INTRODUCTION

### **This report provides highlights of the FY06 and FY07 accomplishments of the Housing Initiative Fund (HIF).**

This dedicated funding source enabled County staff and their development partners to make much needed multi-year funding commitments that are critical in today's expensive and complex real estate market. This report highlights some of the affordable housing efforts that were made possible by the HIF. The County's award-winning Seneca Heights development provides service-enriched housing to County residents who need it most – 40 formerly homeless single individuals and 17 formerly homeless families. Developed by an inter-agency, public-private development team, this facility is helping these adults to rebuild their lives and offers a brighter future for their children.

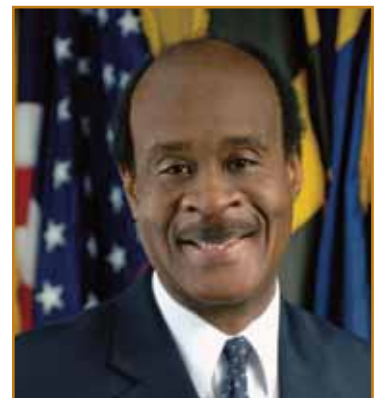
Built more than 50 years ago, Barrington Apartments, formerly known as Rosemary Village, had suffered from serious code violations that threatened the well-being of the owners of this limited equity cooperative. After a long and often time emotionally-charged process, the cooperative was sold to a nationally known and well-respected developer of affordable housing. The property has been substantially upgraded and all of the residents who wanted to stay were able to do so.

These are just two examples of the highly visible accomplishments of the HIF for FY06 and FY07—other success stories are highlighted in this report. However, it is often the small things that can help stabilize a neighborhood. We are just as proud of the Building Neighborhoods to Call Home effort that provides funding to help build neighborhood spirit and stabilize housing through community organizing, enhanced public service delivery, better communication between and among homeowners and renters, and neighborhood beautification activities.

As you read this report, enjoy the faces and stories of the people who live in the buildings and neighborhoods supported by the HIF. Whether they are children celebrating their graduation from preschool at a Montgomery Housing Partnership community life program, seniors going on a field trip from one of Victory Housing's buildings, or the proud face of a new homeowner, it is the people who live in our communities, rather than the buildings that make the difference.



Isiah Leggett  
County Executive



## HIF Overview

The Housing Initiative Fund (HIF) is a locally funded housing trust fund that receives revenue from a variety of sources including loan repayments and 2.5 percent of the County's Property Tax revenue. Goals of the fund include: renovating distressed properties, preserving the affordability of units, creating housing for residents with special needs, creating mixed-income communities and making sure that housing programs build neighborhoods and not just housing units.

Since its inception in 1988, the HIF has been administered by the County's Department of Housing and Community Affairs. A Loan Committee, made up of citizens, bankers and others meets monthly, or on an emergency basis if necessary, to review and act on staff recommendations. While the HIF receives funds from a dedicated revenue source, the exact amount of available funding varies depending on the amount of loan repayments as well as other factors.

Unlike many local governments that offer housing trust fund money through a competitive request for proposals process only at certain times of the year, HIF funding is available throughout the year and can be used for predevelopment, bridge, acquisition and permanent financing. The on-going availability of funds helps affordable housing developers better respond to opportunities in the real estate housing market.

The County has been creative in the use of HIF funding. Funding can be in the form of low-interest or no-interest loans, forgivable loans or operating subsidies. HIF funding can and has been used to: fund new construction; preserve existing homes; support new rental construction; finance the substantial rehabilitation of rental housing; support the preservation or development of senior, family or special needs housing developed by nonprofit or for profit sponsors; provide operating support or development expertise to special needs housing developers and support the preservation and/or development of single-family, townhouse and apartment buildings.

The dedicated funding for the HIF has helped the County make the type of multi-year commitment necessary for the development of affordable housing. The certainty of financial resources provided by a dedicated source of funding permits the County and its development partners to plan better for the future and ensures that affordable housing opportunities can be capitalized upon in a timely and effective fashion.

## HIF Highlights

- More than \$50 million in funding was available for the development and preservation of affordable housing in Fiscal Years 2006 and 2007.
- Funding was spent on an array of housing activities: five developments received funding to encourage the owner to maintain the property as privately owned and federally subsidized housing; six loans to help the Housing Opportunities Commission and nonprofit housing developers purchase moderately priced dwelling units to rent to low-and moderate-income households, seven loans to help preserve and rehabilitate rental apartment buildings, and eight loans to help preserve or create housing for the elderly. Three private owners of small apartment buildings received low-interest loans to assist in the rehabilitation of their buildings.
- A loan assisted the Housing Opportunities Commission of Montgomery County in purchasing the Ambassador Apartments in Wheaton. Originally constructed as a Howard Johnson Hotel, the property was converted to one room apartments in 1992. HOC's purchase helped preserve these affordable housing units which are convenient to shopping at Westfield Mall, metro and bus routes. These apartments preserve affordable places to live in the midst of the development of a number of upscale housing options in Wheaton including new luxury loft-style apartments.
- When the housing market changed and the developers of a recently constructed high-rise residential building decided to change the development from rental to for sale condominiums, nonprofit housing providers working with the County, purchased ten units to house people with special needs. Appropriate social services are delivered to the residents.



## Your Department of Housing and Community Affairs

Montgomery County has a broad vision that guides the implementation of its housing policy. The County seeks to provide a wide variety of housing choices, appropriate to the able-bodied and persons with disabilities, in safe and decent neighborhoods throughout the County. Households should be able to find homes they can afford and not be faced with discrimination in their housing search. County development patterns, including its residential development, should be respectful of the environment and sustainable over the long-term.

While an effective flexible tool by itself, the reach of the HIF has been substantially extended because the Department of Housing and Community Affairs has partnered HIF funding with other local, state and federal resources. Major federal housing programs available to support County housing initiatives include: HOME, Community Development Block Grant, tax credit and bond financing programs. Every dollar of HIF funding is significantly leveraged by funding from other sources. Another effective County tool is the Payment In Lieu Of Taxes program which reduces an owner's tax liability in return for providing affordable housing.





## Program Descriptions



### MetroPointe

Affordable housing has perhaps never been so well-appointed or conveniently located as that to be developed at MetroPointe in Wheaton. County officials and representatives from the Housing Opportunities Commission of Montgomery County and its for-profit development partner held a ground breaking ceremony in October 2006 for MetroPointe which is being constructed above the Wheaton Metro transit station and will feature 173 new housing units of which 53 will be affordable, offering studios as well as one-, two- and three-bedroom apartments, a fitness facility, business center, clubroom and two well-landscaped courtyards. The rent for these 53 units will be affordable to households making between 30 and 50 percent of area median income.

A loan of \$3.5 million to the Housing Opportunities Commission of Montgomery County is funding hard and soft costs related to the construction of the building.



### Burnt Mills Crossing Apartments

Constructed in 1989, the multifamily apartment complex of Burnt Mills Crossing in Silver Spring provides 96 affordable two- and three-bedroom units. The three-story, walk-up apartments feature individual entrances, giving them the appearance of quaint, neatly maintained townhomes. Located in the quiet community between Four Corners and White Oak, the dwellings back up to the stream and walking trails of the Northwest Branch Park, and are convenient to shopping and neighborhood schools.

Originally financed with federal low-income housing tax credits, the apartment's affordability period was about to expire which would have resulted in substantially higher rents and potential large-scale tenant displacement. The County provided a HIF loan of \$2.25 million which preserves the apartment's affordability for the next 10 years. Under the terms of the loan, all 96 units at the property must be rented to persons at or below 60 percent of the area median income as determined by HUD for the Washington Metropolitan Area.







## Chevy Chase Lake Apartments

Typical of structures built in the 1940s and still operating with their original systems, Chevy Chase Lake Apartments needed substantial renovation. The Housing Opportunities Commission of Montgomery County acquired the eight-building apartment property nearly two decades ago and operates it as a mixed income community. Located in a park-like setting just two blocks from Connecticut Avenue, the apartments are proximate to retail shops and offices, as well as several other small and well-maintained apartment communities.



HIF funds in the amount of \$1.25 million were provided to rehabilitate the community. Specifically, funds were used to replace all windows, the building entrance doors, the mechanical systems and the cabinetry and floors in the kitchens. Exterior landscaping gave the grounds better “curb appeal” and new appliances were installed throughout each unit. Under the terms of the loan, 21 of the 68 units must be affordable to households who have incomes at or below 50 percent of the area median income. The remaining 47 units are rented at market rates.





## Spring Garden Apartments

The Spring Garden Apartments provide low-income Silver Spring residents comfortable and affordable housing in efficiencies, one- and two-bedroom dwellings. This 83-unit complex on Eastern Avenue is squarely in the hub of recent development activity, including the nearby Gramax Building and the recently rehabilitated HOC owned Montgomery Arms Apartments. The County provided \$4.3 million for the rehabilitation of the Spring Garden Apartments. This rehabilitation included: replacement of windows, doors, kitchen cabinetry, floors, mechanical systems, plumbing and electrical systems repairs, replacement of appliances, building a fitness room in the basement and planting extensive landscaping. Almost 70% of rentals in the Spring Garden Apartments serve households with incomes at or below 50 percent of the area median income. This property's substantial rehabilitation is a fitting complement to the redevelopment activities occurring in this part of the County.



## Dale Drive

Homeless adults in the Silver Spring area will soon have a new option for permanent housing thanks to a partnership among the Department of Housing and Community Affairs, the Housing Opportunities Commission of Montgomery County, the Montgomery County Coalition for the Homeless and the Department of Health and Human Services.

In May 2006, HOC acquired a vacant, three-story ten unit building which has now been renovated to provide one-bedroom units to single, chronically homeless adults. Occupancy in the units will be limited to residents determined to be able to live successfully in the

generally independent environment of the property. Tenants must have incomes at or below 40 percent of area median income, and will be required to pay one-third of that income for rent. One of the units is to be used as an office for an onsite social worker. Improvements to the structure included exterior upgrades, landscaping, new fencing, and an extensive rehabilitation of the apartment units, common areas and building systems.





## Community Life Neighborhood Revitalization

Montgomery County HIF funding was provided to Montgomery Housing Partnership, Inc. (MHP) for Community Life Programs at the Pembroke Square Apartments, Great Hope Homes, Greenwood Terrace Apartments, Blair Park Apartments, Amherst Apartments and Glenville Road. These funds were used to offer children and adult programs administered by MHP. Through these programs, children are able to participate in preschool groups, homework clubs, teen special projects, and summer enrichment programs. Adult programs offer English, computer and health advocacy classes. Community events have also been coordinated which include health fairs and annual summer/fall celebrations. “While MHP can renovate the housing,” Robert Goldman, President of MHP, states, “it is about more than the bricks and mortar – it is about the people. To ensure that the investment in housing has a lasting beneficial effect on our communities, MHP has developed a full array of programs at a number of our properties.”

Montgomery Housing Partnership, Inc. (MHP) is a non-profit organization that develops, renovates and manages quality affordable housing while revitalizing neighborhoods in Montgomery County. Its mission since 1989 is to help low- to moderate-income families find secure, clean and safe affordable housing.





## Great Hope Homes Community Center

Ernest and Nana Marfo had struggled for a decade not only to make ends meet, but having to tolerate deplorable living conditions at their Great Hope Homes apartment in Silver Spring. Having lived there since the mid-1980s, after an illness in the family and the ensuing medical bills caused them to lose their house, the Marfos faced eviction in the 1990s when the owner planned to convert the townhouse apartments into condominiums. Thankfully, Montgomery Housing Partnership, Inc. (MHP) stepped in and purchased, then significantly renovated the property, with the help of a HIF loan. The County continues to fund

enhancements for the property, most recently providing a loan of \$577,942 to construct a community center. The center provides a large multi-purpose room for gatherings, as well as a computer lab, kitchen and bathroom. Many of the resident programs sponsored by MHP are held at the community center, including a homework club, a preschool program and adult counseling and training classes.

And as for the Marfos, they enrolled in MHP's homeownership program offered at the community center, which helps homebuyers become financially more stable, develop good savings and money management habits and form relationships with financial institutions. The Marfos are now the proud owners of a new home and serve as just one example of how MHP's affordable housing activities enrich people's lives.



## Grace House

Grace House, a 30-resident assisted living facility in Silver Spring, became a reality thanks to \$2.8 million in HIF funding. The property, comprised of 23 affordable and 7 market rate units, is owned by Victory Housing, the non-profit housing development arm of the Catholic Archdiocese of Washington, D.C. Victory Housing owns five similar housing developments, all providing mixed-income housing and assisted living services to frail, elderly residents. Grace House is located next to Leisure World, the largest planned retirement community in Montgomery County. Grace House offers private bath and small kitchenettes in all 30 rooms. Common areas include a living room with fireplace, sitting room, library, television room, hair salon and outdoor patio. Residents are provided with services which include assistance with daily activities such as bathing, grooming and dressing, medication administration, housekeeping, laundry and 24-hour emergency services.





### **Stewartown Homes Computer Center**



In an effort to ensure that low-income families in Montgomery County continue to have access to computers and computer training, a loan from the HIF was awarded to the Community Preservation and Development Corporation (CPDC) as part of the HIF's Building Neighborhoods to Call Home Initiative. The funds were used to continue the program known as the Stewartown Homes Community Development Program. Stewartown Homes, a townhouse community located in Gaithersburg, was purchased and substantially renovated in 1999 by the Housing Opportunities Commission of Montgomery County. In addition to the physical improvements to the common areas of the property and substantial renovations to the townhomes, each unit was also wired for computer use. A computer center on the grounds provides training for children and adults.

CPDC continues to provide age-appropriate curriculum and classes for Stewartown Homes children, from 3:00 pm to 6:00 pm, Monday through Friday, throughout the school year and conducts classes and vacation activities throughout the summer. CPDC also services the residential and community center computer network and continues to help maintain the Stewartown Net Users Group (SNUG), a technology- focused resident group.



## 814 Greenwood

This five-unit apartment building situated along Greenwood Circle has undergone major improvements, thanks to a \$100,000 HIF loan from the Montgomery County Rehabilitation Program for Small Rental Properties, a program offering loans to owners of buildings with two to 40 units as a way to invest in the quality of their rental properties. To improve the condition of this aging property, numerous items were replaced, including: kitchen cabinets, countertops and flooring, bathroom tubs, sinks, toilets and flooring, wood porch columns and wood trim, and all windows in the building. An HVAC system was installed and walls were painted and repaired as necessary. This work has enhanced the attractiveness of the property and the community as a whole. This is only one of several properties in the area that have been assisted with County funding. The restoration of such properties is a critical component of the County's overall neighborhood stabilization strategy in that section of Long Reach.

## Partnership for Permanent Housing

The Partnership for Permanent Housing (PPH) is an innovative, collaborative initiative that uses project-based housing vouchers to provide long-term, immediate housing for families in need. PPH was created in 2003 by the Montgomery County Coalition for the Homeless, the Housing Opportunities Commission and the Department of Housing and Community Affairs. PPH strives to get families out of the homeless shelter system quickly and into permanent housing that is rented in the open market. The program allows the families to live in neighborhoods throughout the County.

PPH's design incorporates some additional assurances to private landlords who participate in this program. HIF funding is used to insure against tenant damage and loss to housing units, including guarantees for delayed payments, start-up vacancy losses and non-payment of tenants' rent or utilities. This crucial backing allows Montgomery County to leverage federal resources to serve numerous at-risk families. Additional funds have been allocated to more than double the initiative in 2007, establishing Partnership for Permanent Housing II.

PPH quickly provides needy families with subsidized permanent housing, as well as the supportive services necessary to stay housed. Case managers assist families in acquiring the skills

necessary to handle their finances, their households and their tenancy responsibilities, as well as improve their life skills and their family's well-being. PPH currently provides housing and case management to 100 Montgomery County families.

According to Ms. Sharan London, Executive Director, Montgomery County Coalition for the Homeless, the funding provided by HIF for projects such as these is absolutely critical in solving the problem of homelessness. "By financing the development and securing the designation of housing units for very low income individuals and families who are the hardest to house", said London, "this use of HIF resources is a key contribution toward ending homelessness in Montgomery County".







### Montgomery County Coalition For The Homeless Condominium Purchases

As part of its mission to prevent and end homelessness, as well as assist those in need, the Montgomery County Coalition for the Homeless (MCCH) was awarded two HIF loans totaling approximately \$2 million to purchase eight units in Silver Spring and ten units in North Bethesda. The units are now being used as permanent, supportive housing for very low income persons with mental disabilities. A portion of the loan was used as interim financing while MCCH's request for HUD 811 funds was pending.

MCCH works to end homelessness by rapidly re-housing individuals and families and providing shelter and services to those who are homeless and those who may have mental disabilities.

The Department of Housing and Community Affairs noted that it approved MCCH's loans based on the many accomplishments of the organization and its undertaking to increase Montgomery County's supply of essential accommodations for those individuals most in need.





## Covenant Village Apartments

Construction was completed in September 2007 for Covenant Village Apartments, a new 89-unit affordable housing development for seniors, thanks in large part to a HIF loan of \$4.3 million. Fifty-seven units are rented to households with incomes at or below 60 percent of the area median income, 17 units are rented to households with incomes at or below 40 percent and fifteen of the units are rented at market rates.

As a retirement community for active, independent seniors, Covenant Village Apartments offers one- and two-bedroom units. Features of the property include lounges, computer, fitness, and game rooms, and an onsite beauty salon and movie theater. The landscaped grounds even offer individual gardening areas.

The building sits on 3.7 acres of land adjacent to the New Covenant Fellowship Church in Germantown. This property also houses a daycare facility for up to 300 children and a school that will also serve 300 children in kindergarten through eighth grade. A Senior Daycare center and Senior Cultural Center are within a three-minute walk, and offer a variety of activities.

## Forest Oak Towers

HIF funding of \$1.5 million was awarded to the Housing Opportunities Commission towards the purchase of the Forest Oaks Towers. This 10-story residential apartment building in Gaithersburg contains 175 one- and two-bedroom units. All of the units will be rented to low-income households. The building occupancy is restricted to elderly tenants and those with disabilities.

The property is in excellent condition, as the building has been continuously well maintained and periodically renovated. Within the last five years, elevators have been reconditioned, the roof replaced, and hallways refurbished. The building is close to the Lake Forest Mall and is within easy access to I-270.

Forest Oak Towers was constructed under a federal financing program that allowed the owners to opt-out of the low income rental subsidy program after 20 years. As part of the County's overall strategy to preserve affordable housing, HOC initiated purchase discussions with the owner. Due to its excellent condition and affordable rents, the property was determined by the County to be a very high priority project and worked closely with HOC throughout the acquisition process.





### **Habitat for Humanity-Burtonsville**

In its most ambitious project to date, Habitat for Humanity of Montgomery County, MD, Inc., in 2006 began construction of Linganore Woods, a new 24-unit town home community in Burtonsville. In August 2007, twelve (12) houses were sold to low-income first time homebuyer families. Construction on the second phase is scheduled to be completed by Fall 2008.

Funding in the amount of \$800,000 was provided to assist with the development of this project. These funds were specifically targeted for civil engineering studies and other hard and soft development costs. The loan was forgiven when Habitat closed on the sale of all 12 houses in the first phase of the Burtonsville project.

The three-level, three-bedroom homes were built with the help of more than 8,000 hours of volunteer assistance. The new homeowners were required to work at least 350 hours themselves and attend homeownership preparation workshops.

### **8508 Flower Avenue– Acquisition and Rehabilitation**

Montgomery Housing Partnership, Inc. (MHP) received a loan of \$2.3 million to acquire and rehabilitate a 21-unit apartment building located at 8508 Flower Avenue in the Long Branch area of Takoma Park. This building is approximately 50 years old and is in the immediate vicinity of other properties that have received rehabilitation loans through the Department of Housing and Community Affairs. The majority of rents in the building will be restricted to persons between 30 and 60 percent of the area median income, while the remaining apartments will be leased as market rate units.

Substantial repairs will be made to this property, including replacing the roof, windows, and upgrading the electrical system.





8624-8626 Flower Avenue

## Montgomery Housing Partnership- Takoma Park Preservation Efforts

A loan of \$5,370,000 was made to Montgomery Housing Partnership for the acquisition and rehabilitation of several older apartment buildings in Takoma Park. These properties are located at 8624-8626 Flower Avenue, 1001, 1003, 1005 University Boulevard and 641 Houston Avenue. These properties comprise 75 units and after rehabilitation, a significant portion will be rented to households earning from 40 to 60 percent of area median income.

Since most of the building systems were original, they needed replacing. Additional rehabilitation work included installing new kitchen cabinets, appliances, and floors as well as new bathroom vanities, toilets, and flooring and new A/C units. Electrical services were upgraded, interior walls were repaired and painted, exterior masonry and landscaping work was completed, and new awnings were installed.

This area has been recently designated a Priority Place by the State of Maryland, making it eligible to receive priority for funding requests when applying for tax credits and bond financing.



1001-1005 University Boulevard

This area of Takoma Park has been targeted by the county for neighborhood revitalization. Other properties of similar quality in the vicinity have been rehabilitated, and the Department of Housing and Community Affairs views these latest acquisitions and renovations as further stabilizing this critical area.



## National Park Seminary

On a sprawling, 32-acre historic site that once served as a tobacco farm, a girls' finishing school, and a convalescence center stands the National Park Seminary in the Forest Glen area of Silver Spring. From a distance, this unique cluster of more than a dozen diverse buildings, featuring a Swiss-style chalet, a stucco English castle and even a Japanese pagoda, looks like something out of a fairy tale. But until recently, it was anything but fanciful. The Seminary, built in the late 1800s, was annexed by the U.S. Army as a medical facility in 1942, and served through three wars thereafter. Over the years, the property fell into disrepair and by the late 1970s it was largely abandoned, deteriorating, and often vandalized.

In 2003, the Alexander Company was awarded the opportunity to undertake its redevelopment, and by 2006 construction was underway to renovate these distinctive old





structures and create new ones alongside them. They will now be used for homes, condominiums, and rental apartments. Among these will also be a new facility offering transitional housing for formerly homeless adults.

A loan of \$1,250,000 was provided in financing for 66 multifamily units in the main building on the site. Fifty-six of these units will be rented to families at or below 60 percent of the area median income. With funding from the HIF and other supportive organizations, a revitalized National Park Seminary will not only add a significant number of new affordable housing units, but will also restore dignity and a renewed stateliness to a historic property that has long been considered blighted.



## NCCF Social Services Delivery Building

The National Center for Children and Families (NCCF) received a loan of \$1.9 million to cover the costs of a substantial rehabilitation of its Social Services Delivery Building.

NCCF is located on Greentree Road in Bethesda. This private, nonprofit agency offers programs for homeless families, victims of domestic violence, and vulnerable adolescents. Other programs include foster care and adoption services, social services for family reunification, parenting classes, independent living, and services for stabilizing families in the community.

## Oakfield Apartments

A loan from the HIF in the amount of \$5 million was provided for the acquisition and rehabilitation of the former Georgian Woods Apartments in Silver Spring. Fairfield Residential, Inc. purchased this 371-unit complex located on Georgia Avenue, and has undertaken a substantial rehabilitation of all units and common areas.

The Department of Housing and Community Affairs approved the funds based on its confidence that Fairfield's experience as an affordable housing developer would solve serious physical and social issues at the apartment complex.

Ten percent of the units will be rented to households earning forty percent of the area median income, eighty-five percent will be rented to households earning 60 percent of the AMI, and the remaining five percent will be rented at market rates.







## Rebuilding Together Montgomery County

The Montgomery County Department of Housing and Community Affairs has provided Rebuilding Together Montgomery County (formerly Christmas in April) \$185,000 to cover the costs of administering a program of minor home repairs for low-income homeowners. The funds are used to make these services available to homeowners who are either physically or financially unable to undertake home repairs on their own. Examples of such repairs are: minor plumbing, painting, flooring, carpentry and electrical work; repair or replacement of gutters, doors, locks, handles, filters and handrails; installation of smoke and carbon monoxide alarms, grab bars, storm windows and screens; and debris removal.

Rebuilding Together is responsible for securing volunteers and materials to complete repairs on at least 100 homes per year. The organization will also, among other things, conduct presentations to increase public awareness of its program, create partnerships with businesses and organizations to provide referrals, volunteers, and materials and conduct site inspections.

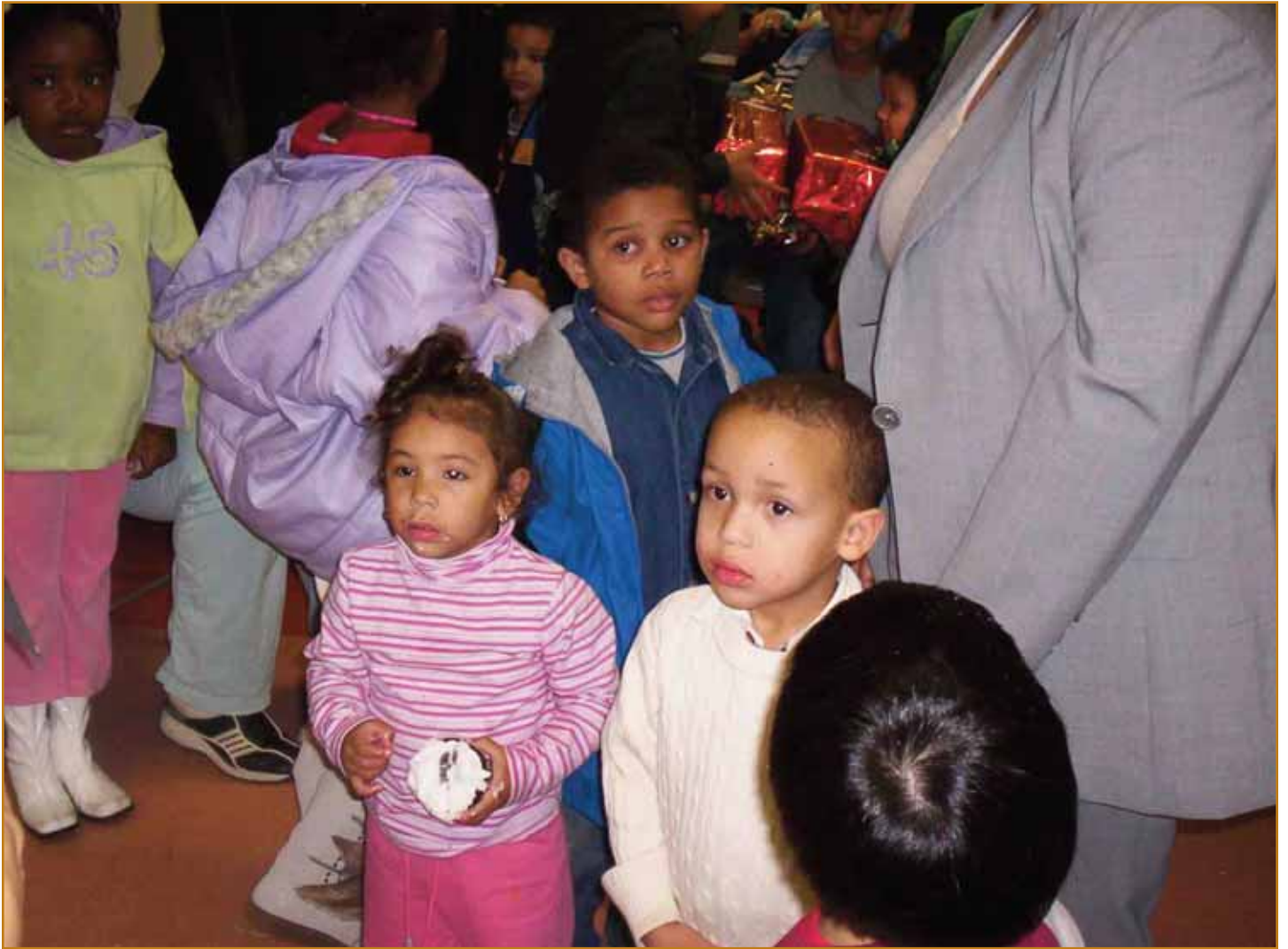
Rebuilding Together Montgomery County is committed to helping residents who have worked hard to own their own homes, but whose failing health or limited income does not allow them to complete costly home maintenance. All services are provided free of charge.



## Appendix

| Projects                                   | Total Units | Affordable Units |
|--|-------------|------------------|
| 814 Greenwood                              | 5           | 1                |
| 8508 Flower Avenue                         | 21          | 13               |
| Burnt Mills Crossing Apartments            | 96          | 96               |
| Chevy Chase Lake Apartments                | 68          | 21               |
| Community Life Neighborhood Revitalization | n/a         | n/a              |
| Covenant Village Apartments                | 89          | 57               |
| Dale Drive                                 | 10          | 10               |
| Forest Oak Towers                          | 175         | 175              |
| Grace House                                | 30          | 23               |
| Great Hope Community Center                | 104         | 104              |
| Habitat for Humanity - Burtonsville        | 24          | 24               |
| MCCH Condo Acquisition                     | 18          | 18               |
| MetroPointe                                | 173         | 53               |
| MHP Takoma Park Preservation Efforts       | 75          | 67               |
| National Park Seminary                     | 66          | 56               |
| NCCF Social Services Delivery Building     | 25          | 25               |
| Oakfield Apartments                        | 371         | 352              |
| Partnership for Permanent Housing          | 50          | 50               |
| Rebuilding Together Montgomery County      | 100         | 100              |
| Spring Gardens Apartments                  | 83          | 56               |
| Stewartown Homes Computer Center           | 94          | 94               |







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Housing Initiative Fund